

**TOWN OF LEESBURG
NOTICE OF PUBLIC HEARINGS
TO CONSIDER REZONING APPLICATION TLZM-2014-0001
POTOMAC STATION MARKETPLACE**

Pursuant to Sections 15.2-1427, 15.2-2204, 15.2-2205 and 15.2-2285 of the Code of Virginia, 1950, as amended, the **Leesburg Planning Commission** will hold a public hearing on **Thursday, October 1, 2015 at 7:00 p.m.**, in the Town Council Chambers, 25 West Market Street, Leesburg, Virginia, 20176 to consider the rezoning application TLZM 2014-0001, Potomac Station Marketplace. The applicant, Potomac Station Mixed Use LLC, requests to change the zoning of the subject property from PRC (Planned Residential Community) to PRN (Planned Residential Neighborhood).

The Applicant is requesting approval of a rezoning application, with a concept plan and proffers, to rezone portions of ZM-154, Potomac Station Retail, and TLZM 2006-0011, Market Square at Potomac Station, (14.8 acres) currently zoned PRC to PRN. The applicant proposes 55 age restricted multi-family (condominium) units, 42 multifamily (two-over-two) units and 61 single-family attached (townhouse) units, for a total of 158 dwelling units, and a Neighborhood Retail Convenience Center of 33,000 square feet.

The Applicant has requested zoning modifications which include, but are not limited to:

- TLZO Sec. 8.3.2 Lot Size, to reduce the minimum lot size to 1,000 square feet and minimum end lot width to 25 feet
- TLZO Sec. 8.4.7 Open Space, to reduce the minimum public recreation space to one and 6/10 acre
- TLZO Sec. 9.3.4 Child Care Center, to allow play equipment within the required yard setback
- TLZO Sec. 9.3.8(A) Convenience Food Stores, to permit a convenience food store on a lot adjacent to residential dwelling units
- TLZO Sec. 9.3.24(F) Canopy Height, to increase the lowest point of the canopy to 17'-6" and an overall height of 20'-9"
- TLZO Sec. 10.4.5(C)(2) AC Units, to permit a ten-foot encroachment into rear yards
- TLZO Sec. 10.4.5.(C)(4) Architectural Features, to permit balconies, chimneys, porches, bay windows, steps and landings to project more than three feet into required yards and/or setbacks and extend to any lot line.
- TLZO Sec. 10.4.5(E)(5) Additional Setback Requirements from Certain Streets, to reduce the setback from Fort Evans road from 80 feet to 40 feet
- TLZO Sec. 11.6.2, to reduce parallel parking space widths from 9 feet to 8 feet
- TLZO Sec. 12.8.2(G)(2) Buffer-yards, to reduce the width of Buffer-yard A to 25 feet, and reduce the amount of evergreen trees in Buffer-yard H and allow planting to occur outside the delineated buffer and reduce plantings in Buffer-yard I
- TLZO Sec. 12.8.3 Buffer-yards, to reduce the width of Buffer-yard B to a 10-foot S-3 buffer, eliminate Buffer-yard C, reduce Buffer-yard D to five feet, reduce buffer-yard G to a variable width, and reduce Buffer-yard K to six feet
- TLZO Sec. 12.11.4, to waive the 0.5 foot-candle illumination maximum at adjacent property lines in the vicinity of two pedestrian trails
- DCSM Sec. 7-370(3)(D) Minimum Separation from abutting Residences, to allow parking courts depicted on the concept plan closer than 25 feet to an abutting residential lot line

The property is identified by Loudoun County Property Identification Numbers (PIN) 148-27-3578 and 148-37-4614, having 14.8 acres within the Town of Leesburg. The property is zoned PRC (Planned Residential Community) and is identified as Community Commercial on the *Town Plan's* Land Use Policy Map. The Town Plan recommends a maximum nonresidential square footage of 250,000 square feet, and a residential density of one dwelling unit per each 600 square feet of nonresidential.

Copies and additional information regarding this Rezoning Concept Plan Amendment application are available at the Department of Planning and Zoning located on the second floor of Town Hall, 25 West Market Street, Leesburg, Virginia, 20176 during normal business hours (Monday – Friday, 8:30 a.m. to 5:00 p.m.) or by contacting Michael Watkins, Senior Planner, at 703-737-7920 or via email at mwatkins@leesburgva.gov.

At these hearings, all persons desiring to express their views concerning these matters will be heard. Persons requiring special accommodations at this Planning Commission meeting should contact the Clerk of Commission at (703) 771-2434 three days in advance of the meeting. For TTY/TDD service, use the Virginia Relay Center by dialing 711.

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